



# CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

## ACTION MINUTES

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, October 15, 2008**

### Members Present:

X	Ed Selich, Mayor, Chairman
X	Leslie Daigle, Mayor Pro Tem
X	Don Webb, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

### Advisory Group Members Present:

X	Mark Cross
	Larry Frapwell
	William Guidero
X	Ian Harrison
	Brion Jeannette
X	Don Krotee
X	Todd Schooler
	Kevin Weeda
	Dennis Wood

### Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Robin Clauson, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner
X	Melinda Whelan, Assistant Planner

E = Excused Absence

### Committee Actions

1. **Agenda Item No. 1** – Approval of minutes of October 1, 2008 and October 8, 2008.

**Action:** Committee approved draft minutes.

**Vote:** Consensus

## 2. Agenda Item No. 2 - Zoning Code Re-write

### Action:

Staff gave a status report on bluff and canyon development regulations and gave a time frame of a two weeks as to when the section will be presented to the Committee.

The Committee reviewed comments prepared by Committee members Eaton and Hawkins regarding residential development standards of the draft code. The Committee and Advisory Members discussed and directed staff to:

- revise Section 20.30.050 subsection C.3. pg. 3-16 to adjust maximum width to 35 percent and add an exception for shed dormers that relaxes the roof pitch requirement
- revise Section 20.30.090 subsection A.b. pg. 3-23 to add a requirement that adequate turning radius for a gurney be provided to be approved by the Fire Department instead of providing the 4- foot side setback area to the primary entrance
- delete Section 20.52.030 subsection C. pg. 3-116
- flag pg. 3-118 under residential uses and go back to it at a later meeting to discuss revising minimum parking requirement for larger homes and creating a threshold of number of rooms or square footage that would require an additional enclosed parking space
- revise Section 20.52.040 Table 3-11 pg. 3-118 under senior housing create an additional subcategory: senior housing market rate units require 1.2 parking spaces per unit and senior affordable housing require 1 space per unit
- send back entire Section 20.30.080 starting on pg. 3-20 for revision because of concerns that it is too expansive and goes beyond the General Plan policy and becomes too regulatory, should be a more compact way to provide public view protection, possibly add caveat : “provided it is not detrimental to substantial property rights”
- revise Section 20.52.070 subsection C2. and C3.c. pg. 3-128 – will keep the same intent and create internal consistency
- create a section for In-lieu parking fees
- revise Section 20.30.050 subsection A.4.b. pg. 3-14 to have threshold of “Lots 40 feet and less in width”
- advisory members and staff will discuss the open space and third floor limitation requirements and will return to the Committee with a resolution
- delete Section 20.30.020 subsection A.6. pg. 3-6
- revise Section 20.30.040 subsection C. add language “or other conditions” after excavation/fill in e.g. list
- revise Section 20.30.050 subsection A.3.a. pg. 3-13 add description or definition of 8.67 (what is it?)

- revise Section 20.30.050 subsection C.9. pg. 3-17 – change provision to prohibit projection of solar equipment over 29 feet and 3 feet projection over flat roof and not above 29 feet of sloped roof
- flag for future discussion and revision Section 20.30.070 subsection D.1. and D.2. pg. 3-19
- flag for future discussion for the RM district in Corona Del Mar, revise calculation of maximum square footage to not count submerged lands
- flag for future discussion and possible revision of Section 20.52.090 subsection B.1.a. pg. 3-129 – look at on-street parking as an indicator that parking demand will be less than requirement
- advisory members and staff will discuss and present revision of Section 20.30.050 subsection C.2. to the Committee – need to update measurement standards also look at a provision for roof deck fireplace chimneys

The public provided comments to the Committee and staff regarding:

- parking in the sideyards, resident at 3600 Seashore concerned with neighbor parking in sideyard – staff and Committee do not see a revision to the draft code as the answer for the resident
- general comments on parking changes such as landscaping, size of stalls, a concern with applicability to existing facilities when will changes have to be made? what is trigger point? – staff pointed to nonconforming chapter which will be reviewed at future Committee meeting
- concern that City Standard drawings from Public Works Design Manual had been lifted and put in code – staff explained that goal is to put more information in one place to make it easier to find and work with and that the Public Works Director has reviewed parking standards of draft code
- the idea of the additional parking standards is to provide for coastal access and meet coastal zone requirements however in some cases the Coastal Commission has different parking standards than draft code and it seems that parking standards could become less stringent and more flexible when you are out of coastal zone – staff will look at this and is still working with the Coastal Commission
- Coastal Commission review of General Plan status – Coastal Commission is still reviewing CLUP Amendments and Zoning Code will follow

**Vote:** Consensus

### **3. Agenda Item No. 3 – Items for future agenda**

**Action:** None

**Vote:** None

**4. Agenda Item No. 4 – Public Comments on non-agenda items**

None

**Meeting Adjourned 6:15 p.m.**